

136.0

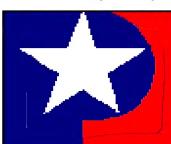
0005

0004.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,075,200 / 1,075,200
USE VALUE: 1,075,200 / 1,075,200
ASSESSED: 1,075,200 / 1,075,200
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ABBOTT WALTER R	
Owner 2:	
Owner 3:	

Street 1: 28 TANNER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: STOWE JOHN F/SUSAN H -

Owner 2: -

Street 1: 16 KENSINGTON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,517 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 3794 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 2 HalfBaths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8517		Sq. Ft.	Site		0	90.	0.79	10									607,858						607,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8517.000	462,200	5,100	607,900	1,075,200		87685
							GIS Ref
							GIS Ref
							Insp Date
							09/10/20

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 136.0-0005-0004.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	248,400	5100	8,517.	607,900	861,400	861,400	Year End Roll	12/18/2019			
2019	101	FV	255,200	5100	8,517.	641,600	901,900	901,900	Year End Roll	1/3/2019			
2018	101	FV	255,200	5100	8,517.	472,800	733,100	733,100	Year End Roll	12/20/2017			
2017	101	FV	255,200	5100	8,517.	452,500	712,800	712,800	Year End Roll	1/3/2017			
2016	101	FV	255,200	5100	8,517.	418,700	679,000	679,000	Year End	1/4/2016			
2015	101	FV	249,800	5100	8,517.	351,200	606,100	606,100	Year End Roll	12/11/2014			
2014	101	FV	249,800	5100	8,517.	343,100	598,000	598,000	Year End Roll	12/16/2013			
2013	101	FV	249,800	5100	8,517.	326,800	581,700	581,700		12/13/2012			

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STOWE JOHN F/SU	70904-73		4/23/2018		805,000	No	No		
WALLIE JAMES H	36364-241		9/10/2002		530,000	No	No		
WALLIE JAMES H	34344-135		12/18/2001	Family		10	No		
	12917-6		12/31/1975		49,060	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/21/2019	1904	New Buil	600,000	O					9/10/2020	Measured	DGM	D Mann			
10/22/2019	1696	Foundati	12,000	C					7/10/2020	Permit Visit	DGM	D Mann			
9/17/2019	1444	Demoliti	25,000						2/5/2009	Measured	372	PATRIOT			
5/23/2002	374	Wood Dec	200	C				REPLACE RAILING ON	11/8/2000	Hearing N/C	189	PATRIOT			
8/24/1999	565	Manual	10,000					REPAIR FIRE DAMAGE	12/7/1999	Mailer Sent					
									11/18/1999	Measured	264	PATRIOT			
									1/1/1982		KM				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Average			access thru 16 Kensington Rd.									
Sty Ht: 2A	2A - 2 Sty +Attic			A Bath: 2	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average												
Foundation: 1	- Concrete			A 3QBth: 2	Rating:												
Frame: 1	- Wood			1/2 Bath: 2	Rating: Average												
Prime Wall: 2	- Clapboard			A HBth: 2	Rating:												
Sec Wall: 2		%		OthrFix: 2	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: blue				A Kits: 1	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: B+ - Good (+)				CONDOS INFORMATION													
Year Blt: 2020	Eff Yr Blt:			Location: 1													
Alt LUC:	Alt %:			Total Units: 1													
Jurisdct: G21	Fact: .			Floor: 1													
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	AV - Average	1.0	%	Phys Cond: 1	AV - Average	1.0	%	Exterior: 1	No Unit	RMS	BRS	FL					
Prim Int Wall: 1	- Drywall			Functional: 1				Interior: 1	1	5	3						
Sec Int Wall: 2		%		Economic: 1				Additions: 1									
Partition: T - Typical				Special: NC - New Cons't 50.				Kitchen: 1									
Prim Floors: 3	- Hardwood			Override: 1				Baths: 1									
Sec Floors: 2		%		CALC SUMMARY				Plumbing: 1									
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 125.00				Electric: 1									
Subfloor: 1				Size Adj.: 0.92678922				Heating: 1									
Bsmnt Gar: 1				Const Adj.: 0.99989998				General: 1	1	5	3						
Electric: 3	- Typical			Adj \$ / SQ: 115.837				COMPARABLE SALES									
Insulation: 2	- Typical			Other Features: 138830				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Grade Factor: 1.46													
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000													
Heat Type: 1	- Forced H/Air			NBHD Mod: 1													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC: 100		Adj Total: 933833													
Solar HW: NO		Central Vac: NO		Depreciation: 471586													
% Com Wall		% Sprinkled: 2		Depreciated Total: 462247													
MOBILE HOME				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1											
Make: 1		Model: 1															
SPEC FEATURES/YARD ITEMS				Serial #: 1	Year: 1	Color: 1											
PARCEL ID 136.0-0005-0004.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1960	21.27	T	40	101			5,100		5,100
More: N	Total Yard Items:	5,100		Total Special Features:					Total:			5,100					
SKETCH																	
SUB AREA				SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,521	115.840	176,188													
SFL	Second Floor	1,521	115.840	176,188													
BMT	Basement	1,503	34.750	52,231													
HST	Half Story	752	115.840	87,052													
WDK	Deck	606	7.650	4,636													
OPF	Open Porch	172	26.090	4,488													
Net Sketched Area: 6,075				Total: 500,783													
Size Ad	3793.5	Gross Are	6826	FinArea	3794												
IMAGE																	
AssessPro Patriot Properties, Inc																	